
Industrial Space Availability Report

PREPARED BY:

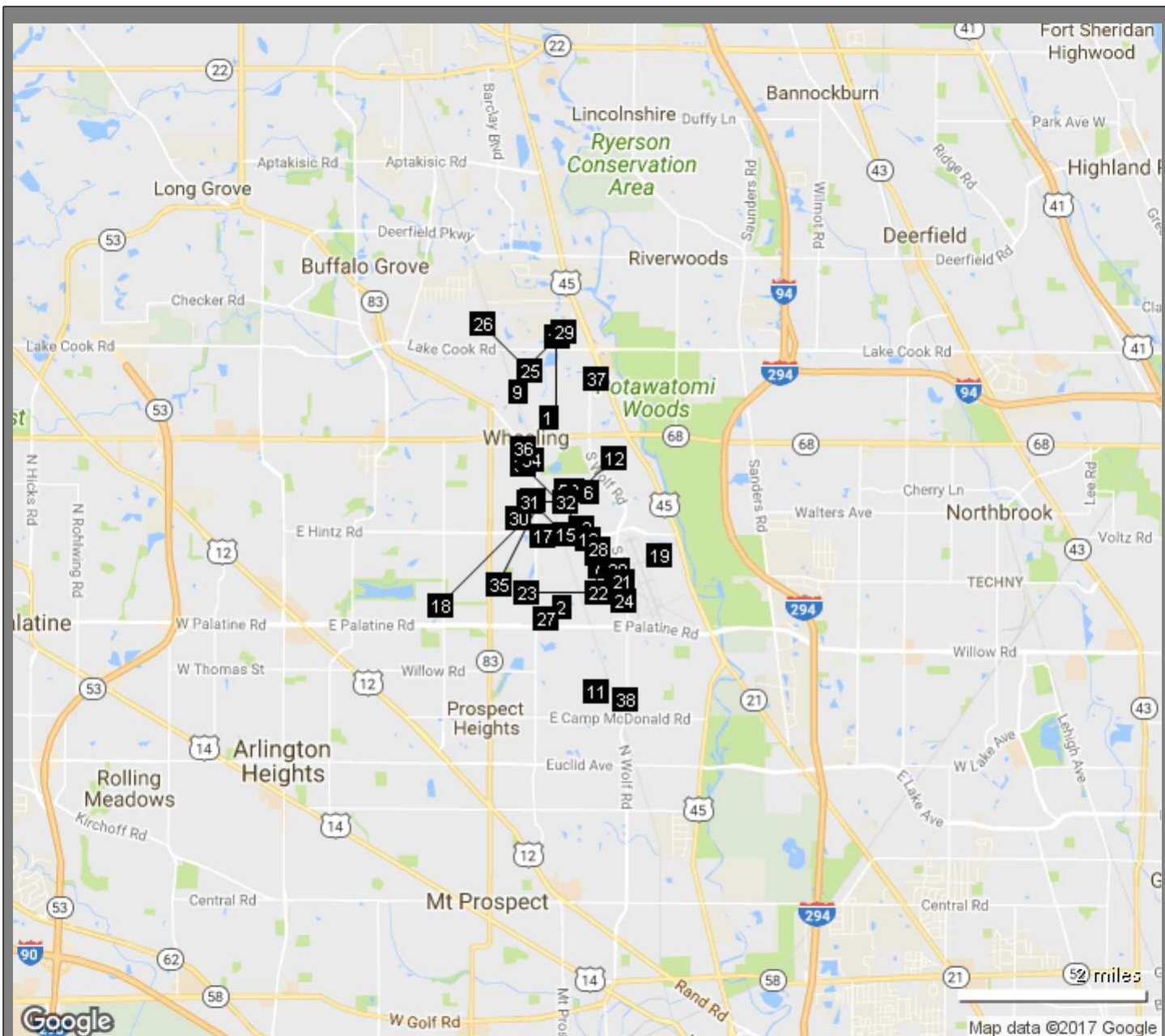


The Village of Wheeling, Illinois

2 Community Blvd
Wheeling, IL 60090

John C. Melaniphy

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1



275 12th St
Wheeling, IL 60090
Cook County
North Cook Ind Submarket

Building Type: **Class C Manufacturing**
 Status: **Built 1975**
 Building Size: **160,000 SF**
 Land Area: **2.99 AC**
 Stories: **1**
 Expenses: **2015 Tax @ \$1.00/sf**

Space Avail: **11,385 SF**
 Max Contig: **11,385 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$8.95**
 % Leased: **92.9%**



Please contact John C. Melaniphy, III - Director of Economic Development for more information at (847) 499-9094 or jmelaniphy@wheelingil.gov
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 Only properties with valid lat/lon display on map

2		160-190 Abbott Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1985 Building Size: 100,000 SF Land Area: 4 AC Stories: 1 Expenses: 2015 Tax @ \$2.27/sf	Space Avail: 14,727 SF Max Contig: 14,727 SF Smallest Space: 14,727 SF Rent/SF/Yr: \$6.00 % Leased: 85.3%
3		110-112 Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Manufacturing Status: Built 1980 Building Size: 28,314 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$3.33/sf, 2005 Est Tax @ \$2.80/sf	Space Avail: 12,000 SF Max Contig: 12,000 SF Smallest Space: 12,000 SF Rent/SF/Yr: \$7.50 % Leased: 57.6%
4		441 Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1970 Building Size: 15,040 SF Land Area: 1.20 AC Stories: 1 Expenses: 2016 Tax @ \$3.33/sf	Space Avail: 15,040 SF Max Contig: 15,040 SF Smallest Space: 15,040 SF Rent/SF/Yr: \$3.95 % Leased: 100%
5		190-198 W Carpenter Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1976 Building Size: 79,245 SF Land Area: 4.01 AC Stories: 1 Expenses: 2003 Tax @ \$2.31/sf, 2011 Est Tax @ \$2.99/sf	Space Avail: 890 SF Max Contig: 890 SF Smallest Space: 890 SF Rent/SF/Yr: \$9.44 % Leased: 98.9%
6		250-252 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Industrial Status: Built 1989 Building Size: 15,662 SF Land Area: 1.50 AC Stories: 1 Expenses: 2015 Tax @ \$2.40/sf, 2016 Est Tax @ \$2.40/sf; 2016 Est Ops @ \$0.48/sf	Space Avail: 15,662 SF Max Contig: 15,662 SF Smallest Space: 7,030 SF Rent/SF/Yr: \$9.60 % Leased: 44.9%
7		1075 Chaddick Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class A Industrial Status: Proposed, breaks ground Aug 2017 Building Size: 83,755 SF Land Area: 5.30 AC Stories: 1 Expenses: 2017 Est Tax @ \$1.50/sf; 2017 Est Ops @ \$0.55/sf	Space Avail: 83,755 SF Max Contig: 83,755 SF Smallest Space: 27,251 SF Rent/SF/Yr: Withheld % Leased: 0%

8		900 S Chaddick Dr V-S Industries Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Manufacturing Status: Built 1982 Building Size: 75,902 SF Land Area: 5.48 AC Stories: 1 Expenses: 2015 Tax @ \$3.54/sf	Space Avail: 75,902 SF Max Contig: 75,902 SF Smallest Space: 75,902 SF Rent/SF/Yr: \$4.50 % Leased: 0%
9		406-432 Diens Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1979 Building Size: 25,570 SF Land Area: 1.40 AC Stories: 1 Expenses: 2015 Tax @ \$2.65/sf, 2016 Est Tax @ \$2.82/sf; 2012 Est Ops @ \$1.35/sf	Space Avail: 10,319 SF Max Contig: 10,319 SF Smallest Space: 10,319 SF Rent/SF/Yr: \$4.95 % Leased: 59.6%
10		236 Egidi Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1990 Building Size: 46,730 SF Land Area: 2.52 AC Stories: 1 Expenses: 2015 Tax @ \$2.53/sf	Space Avail: 13,935 SF Max Contig: 13,935 SF Smallest Space: 13,935 SF Rent/SF/Yr: \$8.25 % Leased: 100%
11		2130 S Foster Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1973 Building Size: 17,300 SF Land Area: 1.27 AC Stories: 1 Expenses: 2015 Tax @ \$4.23/sf, 2003 Est Tax @ \$3.28/sf	Space Avail: 17,300 SF Max Contig: 17,300 SF Smallest Space: 17,300 SF Rent/SF/Yr: \$4.75 % Leased: 0%
12		500 Glenn Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1960 Building Size: 34,200 SF Land Area: 1.84 AC Stories: 1 Expenses: 2015 Tax @ \$0.17/sf	Space Avail: 34,200 SF Max Contig: 34,200 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$7.75 % Leased: 0%
13		747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1981 Building Size: 82,000 SF Land Area: 3.98 AC Stories: 1 Expenses: 2015 Tax @ \$2.66/sf, 2016 Est Tax @ \$3.19/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf	Space Avail: 21,800 SF Max Contig: 14,300 SF Smallest Space: 7,500 SF Rent/SF/Yr: \$5.60 % Leased: 90.9%









14		419 Harvester Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Manufacturing Status: Built 1971 Building Size: 8,052 SF Land Area: 0.46 AC Stories: 1 Expenses: 2015 Tax @ \$4.90/sf	Space Avail: 8,052 SF Max Contig: 8,052 SF Smallest Space: 8,052 SF Rent/SF/Yr: \$11.00 % Leased: 0%
15		500 Harvester Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1970 Building Size: 20,800 SF Land Area: 1.50 AC Stories: 1 Expenses: 2015 Tax @ \$3.85/sf, 1996 Est Tax @ \$2.50/sf; 1996 Est Ops @ \$0.56/sf	Space Avail: 10,400 SF Max Contig: 2,600 SF Smallest Space: 2,600 SF Rent/SF/Yr: \$10.15 % Leased: 50.0%
16		45 W Hintz Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1980, Renov 1995 Building Size: 309,749 SF Land Area: 14.24 AC Stories: 1 Expenses: 2015 Tax @ \$2.13/sf, 2005 Est Tax @ \$1.75/sf	Space Avail: 40,172 SF Max Contig: 32,172 SF Smallest Space: 8,000 SF Rent/SF/Yr: Withheld % Leased: 100%
17		333 W Hintz Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1975 Building Size: 17,645 SF Land Area: 1.75 AC Stories: 1 Expenses: 2015 Tax @ \$4.39/sf, 2003 Est Tax @ \$3.04/sf	Space Avail: 17,645 SF Max Contig: 17,645 SF Smallest Space: 17,645 SF Rent/SF/Yr: \$5.00 % Leased: 100%
18		500-504 W Hintz Rd Hintz Road Business Center Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1970 Building Size: 30,795 SF Land Area: 1 AC Stories: 1 Expenses: 2012 Tax @ \$3.26/sf	Space Avail: 2,500 SF Max Contig: 2,500 SF Smallest Space: 2,500 SF Rent/SF/Yr: \$8.95 % Leased: 91.9%
19		211 Industrial Ln Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Industrial Status: Built 1950 Building Size: 4,500 SF Land Area: 0.46 AC Stories: 1 Expenses: 2011 Tax @ \$4.86/sf	Space Avail: 4,500 SF Max Contig: 4,500 SF Smallest Space: 4,500 SF Rent/SF/Yr: \$12.00 % Leased: 0%



20		230-240 Larkin Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Flex Status: Built 1988 Building Size: 16,800 SF Land Area: 0.89 AC Stories: 1 Expenses: 2015 Tax @ \$2.77/sf	Space Avail: 16,800 SF Max Contig: 16,800 SF Smallest Space: 8,400 SF Rent/SF/Yr: \$7.75 % Leased: 100%
21		300 Marquardt Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Flex Status: Built 1978 Building Size: 12,400 SF Land Area: 1.38 AC Stories: 1 Expenses: 2015 Tax @ \$2.90/sf, 1999 Est Tax @ \$4.40/sf	Space Avail: 2,100 SF Max Contig: 2,100 SF Smallest Space: 2,100 SF Rent/SF/Yr: Withheld % Leased: 83.1%
22		50-70 Messner Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1975 Building Size: 51,685 SF Land Area: 2 AC Stories: 1 Expenses: 2015 Tax @ \$0.05/sf	Space Avail: 30,685 SF Max Contig: 30,685 SF Smallest Space: 30,685 SF Rent/SF/Yr: \$6.95 % Leased: 40.6%
23		92-154 Messner Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1982 Building Size: 62,227 SF Land Area: 4 AC Stories: 1 Expenses: 2015 Tax @ \$0.43/sf, 2003 Est Tax @ \$2.65/sf	Space Avail: 5,200 SF Max Contig: 2,700 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 91.6%
24		281-339 Messner Dr Wheeling, IL 60090 Cook County S/W/C North Cook Ind Submarket	Building Type: Class B Flex Status: Built 1965 Building Size: 35,000 SF Land Area: 2.78 AC Stories: 1 Expenses: 2015 Tax @ \$2.85/sf	Space Avail: 5,000 SF Max Contig: 5,000 SF Smallest Space: 5,000 SF Rent/SF/Yr: \$9.00 % Leased: 85.7%
25		600 Northgate Pky Northgate Business Center Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Manufacturing Status: Built 1991 Building Size: 31,726 SF Land Area: 2.04 AC Stories: 1 Expenses: 2015 Tax @ \$1.08/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf	Space Avail: 4,849 SF Max Contig: 2,744 SF Smallest Space: 2,105 SF Rent/SF/Yr: \$9.00-\$9.25 % Leased: 84.7%



26		720 Northgate Pky Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class A Warehouse Status: Under Construction, delivers Oct 2017 Building Size: 181,049 SF Land Area: 13.95 AC Stories: 1 Expenses: 2014 Tax @ \$1.04/sf	Space Avail: 181,049 SF Max Contig: 181,049 SF Smallest Space: 50,000 SF Rent/SF/Yr: Withheld % Leased: 0%
27		284-296 Palatine Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1983 Building Size: 90,850 SF Land Area: 3 AC Stories: 1 Expenses: 2010 Tax @ \$2.05/sf	Space Avail: 8,710 SF Max Contig: 8,710 SF Smallest Space: 8,710 SF Rent/SF/Yr: \$8.00 % Leased: 90.4%
28		1239 Peterson Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1981 Building Size: 58,533 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$0.47/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf	Space Avail: 17,180 SF Max Contig: 17,180 SF Smallest Space: 2,500 SF Rent/SF/Yr: Withheld % Leased: 100%
29		520 Quail Hollow Dr Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1997 Building Size: 14,281 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$1.79/sf	Space Avail: 2,300 SF Max Contig: 1,300 SF Smallest Space: 1,000 SF Rent/SF/Yr: \$10.00 % Leased: 83.9%
30		852 Seton Ct Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1970 Building Size: 26,386 SF Land Area: 3 AC Stories: 1 Expenses: 2015 Tax @ \$1.16/sf	Space Avail: 15,000 SF Max Contig: 15,000 SF Smallest Space: 15,000 SF Rent/SF/Yr: \$6.85 % Leased: 43.2%
31		170 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1990 Building Size: 20,200 SF Land Area: 1.04 AC Stories: 1 Expenses: 2015 Tax @ \$5.16/sf	Space Avail: 10,000 SF Max Contig: 10,000 SF Smallest Space: 10,000 SF Rent/SF/Yr: \$7.95 % Leased: 100%

32		180 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1970 Building Size: 20,000 SF Land Area: 1 AC Stories: 1 Expenses: 2015 Tax @ \$2.79/sf	Space Avail: 7,000 SF Max Contig: 7,000 SF Smallest Space: 7,000 SF Rent/SF/Yr: \$7.50 % Leased: 65.0%
33		188-190 Shepard Ave Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Warehouse Status: Built 1980 Building Size: 24,400 SF Land Area: 0.70 AC Stories: 1 Expenses: 2015 Tax @ \$3.12/sf	Space Avail: 9,150 SF Max Contig: 6,100 SF Smallest Space: 3,050 SF Rent/SF/Yr: \$7.75-\$9.50 % Leased: 100%
34		147-185 Wheeling Rd Wheeling, IL 60090 Cook County N/E/C North Cook Ind Submarket	Building Type: Class B Manufacturing Status: Built 1980 Building Size: 35,973 SF Land Area: 2.83 AC Stories: 1 Expenses: 2015 Tax @ \$0.12/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf	Space Avail: 5,491 SF Max Contig: 1,861 SF Smallest Space: 1,810 SF Rent/SF/Yr: \$10.00 % Leased: 95.0%
35		600-668 Wheeling Rd Wheeling Industrial Plaza Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class B Industrial Status: Built 1980 Building Size: 134,800 SF Land Area: 3.11 AC Stories: 1 Expenses: 2015 Tax @ \$2.56/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf	Space Avail: 27,442 SF Max Contig: 7,952 SF Smallest Space: 3,312 SF Rent/SF/Yr: \$8.50 % Leased: 79.6%
36		75-77 S Wheeling Rd Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Warehouse Status: Built 1966 Building Size: 80,542 SF Land Area: 5.26 AC Stories: 1 Expenses: 2015 Tax @ \$2.62/sf	Space Avail: 4,000 SF Max Contig: 4,000 SF Smallest Space: 4,000 SF Rent/SF/Yr: \$13.00 % Leased: 95.0%
37		501-563 N Wolf Rd Wolf Rd Offices Wheeling, IL 60090 Cook County North Cook Ind Submarket	Building Type: Class C Industrial Status: Built 1986 Building Size: 57,126 SF Land Area: 4.26 AC Stories: 1 Expenses: 2014 Tax @ \$0.15/sf	Space Avail: 4,700 SF Max Contig: 3,200 SF Smallest Space: 1,500 SF Rent/SF/Yr: \$17.00 % Leased: 100%





1702-1716 S Wolf Rd

Wheeling, IL 60090

Cook County

North Cook Ind Submarket

Building Type: **Class C Flex**

Status: **Built 1970**

Building Size: **29,100 SF**

Land Area: **2.08 AC**

Stories: **1**

Expenses: **2015 Tax @ \$4.04/sf**



Space Avail: **5,400 SF**

Max Contig: **3,600 SF**

Smallest Space: **1,800 SF**



Rent/SF/Yr: **\$7.50-\$11.00**

% Leased: **81.4%**

Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	275 12th St Wheeling, IL 60090	11,385 SF Not For Sale	\$8.95/mg 1	160,000 SF 2.99 AC	16'0"-20'0" 1	1 ext -	- -			
	Expenses: 2015 Tax @ \$1.00/sf				Power: 400a					
	Parking: 30 Surface Spaces are available; Ratio of 0.19/1,000 SF				Rail Line: None					
	Utilities: -									
	Landlord Rep: CTK Chicago Partners / Daniel Tobin (847) 699-2162 / Dominic Santoro (847) 768-3050 -- 11,385 SF (4,000-11,385 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Direct	CTK Chicago Partners	4,000-11,385	11,385	\$8.95/mg	Vacant	Negotiable	-	-
Building Notes										
*705 SF of poured concrete mezzanine (not included in the square footage)										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	160-190 Abbott Dr Wheeling, IL 60090	14,727 SF / 1,748 ofc Not For Sale	\$6.00/ig 1	100,000 SF 4 AC	20'0"-24'0" 3	6 int 6int	- -			
	Expenses: 2015 Tax @ \$2.27/sf				Power: 200a 3p					
	Parking: 150 free Surface Spaces are available; Ratio of 1.50/1,000 SF				Rail Line: None					
	Utilities: Heating - Gas									
	Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 14,727 SF /1,748 ofc (14,727 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	190	Industrial/Direct	H&B Realty, Inc.	14,727/1,748 ofc N	14,727	\$6.00/ig	Vacant	1-10 yrs	-	1




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		110-112 Carpenter Ave Wheeling, IL 60090	12,000 SF / 2,500 ofc Not For Sale	\$7.50/ig 1	28,314 SF 1.38 AC	18'0" 2 - 12'0"w x 14'0"h	2 int 2int	None Wet			
		Expenses: 2015 Tax @ \$3.33/sf, 2005 Est Tax @ \$2.80/sf Parking: 34 free Surface Spaces are available; Ratio of 1.34/1,000 SF Utilities: Heating - Gas					Power: 2000a/240-480v 3p Rail Line: None				
		Landlord Rep: Paine Wetzel / Phil Reiff (773) 714-2116 -- 12,000 SF /2,500 ofc (12,000 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st		Industrial/Direct	Paine Wetzel	12,000/2,500 ofc N	12,000	\$7.50/ig	Vacant	Negotiable	1	1	
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		441 Carpenter Ave Wheeling, IL 60090	15,040 SF / 5,170 ofc For Sale at \$895,000 (\$59.51/SF) - Active	\$3.95/n 1	15,040 SF 1.20 AC	16'0" 1 - 8'0"w x 8'0"h	None -	None Yes			
		Expenses: 2016 Tax @ \$3.33/sf Parking: 40 free Surface Spaces are available; Ratio of 2.65/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City					Power: 600a/480v 3p Rail Line: None				
		Landlord Rep: CTK Chicago Partners / Daniel Tobin (847) 699-2162 / Geoff Dowling (847) 699-2158 -- 15,040 SF /5,170 ofc (15,040 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
E 1st		Industrial/Direct	CTK Chicago Partners	15,040/5,170 ofc N	15,040	\$3.95/n	Negotiable	Negotiable	-	1	




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		190-198 W Carpenter Ave Wheeling, IL 60090	890 SF Not For Sale	\$9.44/mg 1	79,245 SF 4.01 AC	22'0" 2 - 8'0"w x 14'0"h	6 int/4 ext 6int/4 ext	None Wet		
		Expenses: 2003 Tax @ \$2.31/sf, 2011 Est Tax @ \$2.99/sf Parking: 175 free Surface Spaces are available; Ratio of 3.50/1,000 SF Utilities: Heating - Gas					Power: 4700a/480v 3p Rail Line: None			
		Landlord Rep: Darwin Realty & Development Corp. / Dan Prendergast (630) 782-9520 X3878 -- 890 SF (890 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	194	Industrial/Direct	Darwin Realty & Development Corp.	890 N	890	\$9.44/mg	Vacant	Negotiable	-	-
Building Notes										
<p>The building is made up of 2 units: West Unit is 32,680 sf (1,900 sf of first floor office, 3,820 sf of second floor office, and 26,960 sf of warehouse space). East Unit is 46,565 sf (4,700 sf of first floor office space, 9,562 sf of second floor office space, and 32,303 sf of warehouse space).</p> <p>-New roof in 1996 -Ideal for distribution, manufacturing, or a high tech use. -User can utilize up to 22,500 of air-conditioned space for offices, labs, assembly or high tech departments.</p>										



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
<div>250-252 Chaddick Dr Wheeling, IL 60090</div> <div></div>		15,662 SF / 8,522 ofc For Sale at \$935,000 (\$59.70/SF) - Active	\$9.60/mg 1	15,662 SF 1.50 AC	16'0" 2 - 10'0"w x 10'0"h	2 ext Yes	None Yes
Expenses: 2015 Tax @ \$2.40/sf, 2016 Est Tax @ \$2.40/sf; 2016 Est Ops @ \$0.48/sf Parking: 60 Surface Spaces are available; Ratio of 0.96/1,000 SF Utilities: Heating - Gas Power: - Rail Line: None							
Landlord Rep: Guagliardo Drywall Company, Inc.Giordano Guagliardo (773) 858-8030 -- 15,662 SF /8,522 ofc (7,030-8,632 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	252	Industrial/Direct	Guagliardo Drywall Company, Inc.	8,632/3,192 ofc N	15,662	\$9.60/mg	Vacant	3-5 yrs	-	-
P 1st	250	Industrial/Direct	Guagliardo Drywall Company, Inc.	7,030/5,330 ofc N	15,662	\$9.60/mg	30 Days	3-5 yrs	-	-

Building Notes
<div>- 15,662 SF Industrial Building</div> <div>- Single or 2-Tenant Building</div> <div>- 15,662 SF Total for a single user High End office buildout Excellent Window line Built in 1978 Village of Wheeling will discuss 6B tax incentive with change in ownership Ideal user/investor scenario with the user having the flexibility of occupying either the 7,030 SF or the 8,632 SF unit Corporate neighbors include: Accelent, Handi-Foil, Segerdahl and Reynolds Located on 1.50 Acres of Land</div> <div>- 60 Parking Spaces</div> <div>- 16 clear height</div> <div>- 2 Exterior truck docks</div> <div>- 2 Drive-in doors</div> <div>- Building has fire suppression sprinkler system</div> <div>- 60 Car Parking</div> <div>- Low Taxes (\$2.34 PSF) 2015 with further 6-B reduction potential</div> <div>- Located near Chicago Executive Airport in the Palwaukee Commerce Center North of Hintz Road</div>





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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	1075 Chaddick Dr Wheeling, IL 60090	83,755 SF Not For Sale	Withheld 1	83,755 SF 5.30 AC	30'0" 2	10 ext 10 ext	- ESFR			
	Expenses: 2017 Est Tax @ \$1.50/sf; 2017 Est Ops @ \$0.55/sf				Power: 1600a/480v					
	Parking: 99 Surface Spaces are available; Ratio of 1.18/1,000 SF				Rail Line: -					
	Utilities: -									
Landlord Rep:		Cushman & Wakefield / Brett Kroner (847) 720-1367 / Keith Puritz (847) 720-1366 / Eric Fischer (847) 720-1369 -- 83,755 SF (27,251-83,755 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/New	Cushman & Wakefield	27,251-83,755	83,755	Withheld	TBD	Negotiable	10	2
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	900 S Chaddick Dr V-S Industries Wheeling, IL 60090	75,902 SF / 5,500 ofc For Sale - Active	\$4.50/n 1	75,902 SF 5.48 AC	22'0" 5	2 int None	4/1-10 tons Yes			
	Expenses: 2015 Tax @ \$3.54/sf				Power: 4000a/480v					
	Parking: 150 free Surface Spaces are available; Ratio of 2.14/1,000 SF				Rail Line: None					
	Utilities: -									
Landlord Rep:		CBRE / Ryan Bain (847) 572-1412								
Leasing Company:		CBRE / Samuel C. Badger (630) 368-8632 Whit R. Heitman (630) 368-8631 Brad Weiner (630) 368-8633 Jared Paff (630) 368-8634 -- 75,902 SF / 5,500 ofc (75,902 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	CBRE	75,902/5,500 ofc N	75,902	\$4.50/n	Vacant	Negotiable	2	5




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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	406-432 Diens Dr Wheeling, IL 60090	10,319 SF / 1,413 ofc Not For Sale	\$4.95/n 1	25,570 SF 1.40 AC	15'0" 8 - 8'0"w x 10'0"h	2 int None	None Yes			
	Expenses: 2015 Tax @ \$2.65/sf, 2016 Est Tax @ \$2.82/sf; 2012 Est Ops @ \$1.35/sf									
	Parking: 30 Surface Spaces are available; Ratio of 1.90/1,000 SF					Rail Line: None				
	Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City									
	Landlord Rep: Cushman & Wakefield / Keith Puritz (847) 720-1366 / Michael Scadron (847) 720-1327 -- 10,319 SF /1,413 ofc (10,319 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	432	Industrial/Direct	Cushman & Wakefield	10,319/1,413 ofc N	10,319	\$4.95/n	Vacant	Negotiable	1	1
Building Notes										
Multi-tenant building located in the Northgate Industrial Center. Located 10 minutes from I-294, and 15 minutes from Route 53.										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	236 Egidi Dr Edgebrook Business Cntr Wheeling, IL 60090	13,935 SF Not For Sale	\$8.25/ig 1	46,730 SF 2.52 AC	18'0" 4 - 12'0"w x 10'0"h	4 int/3 ext 4int/3 ext	None Wet			
	Expenses: 2015 Tax @ \$2.53/sf					Power: 800-1800a/480v 3p				
	Parking: 98 free Surface Spaces are available; Ratio of 2.09/1,000 SF					Rail Line: None				
	Utilities: Heating - Gas, Sewer - City, Water - City									
	Landlord Rep: Transwestern / T.John T. Joyce (847) 588-5663									
Sublet Contact: Transwestern / John T. Joyce (847) 588-5663 -- 13,935 SF (13,935 SF)										
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Flex/Sublet	Transwestern	13,935 N	13,935	\$8.25/ig	Vacant	Negotiable	-	-



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	2130 S Foster Ave Wheeling, IL 60090	17,300 SF For Sale at \$849,000 (\$49.08/SF) - Active	\$4.75/n 1	17,300 SF 1.27 AC	14'0" 3	1 int 1int	None Yes
	Expenses: 2015 Tax @ \$4.23/sf, 2003 Est Tax @ \$3.28/sf				Power: 400-600a/120-480v 3p		
	Parking: 40 free Surface Spaces are available; Ratio of 2.31/1,000 SF				Rail Line: None		
	Utilities: Heating - Gas						
Landlord Rep: Chicagoland Commercial, Inc. / Ray Okigawa (847) 246-9632 / Randy Olczyk (847) 246-9611 -- 17,300 SF (17,300 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Chicagoland Commercial, Inc.	17,300 N	17,300	\$4.75/n	Vacant	Negotiable	-	-

Building Notes
* Epoxy floor
* Cooling tower
* Easy access to Tri-State Tollway
* Fully air-conditioned



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	500 Glenn Ave Wheeling, IL 60090	34,200 SF / 3,792 ofc For Sale at \$1,650,000 (\$48.25/SF) - Active	\$7.75/mg 1	34,200 SF 1.84 AC	18'0" 3 - 8'0"w x 10'0"h	3 ext 3 ext	None Wet			
	Expenses: 2015 Tax @ \$0.17/sf Parking: 72 free Surface Spaces are available; Ratio of 2.10/1,000 SF Utilities: Gas - Natural, Heating - Gas, Lighting - Fluorescent, Sewer - City, Water - City				Power: 200-1000a 3p Rail Line: None					
	Landlord Rep: Paine Wetzel / S.Denise S. Chaimovitz (773) 714-2138 -- 34,200 SF /3,792 ofc (10,000-34,200 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Paine Wetzel	10,000-34,200/3,792 ofc	34,200	\$7.75/mg	Vacant	Negotiable	3	3
Building Notes										
The building has a new roof. The roof was replaced in 2002. The building has an extensive HVAC unit. The HVAC units was last replaced year 2000-2002. The property is located West of Palwaukee Airport. Located North of Hintz Road. The property has access to both I-294 and I-355 @ Palatine Roads. Currently a sale/leaseback offer is available on balance of building (22,800 SF) through May of 2004.										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	747-797 S Glenn Ave Wood Dale Industrial Wheeling, IL 60090	21,800 SF / 4,888 ofc Not For Sale	\$5.60/nnn 1	82,000 SF 3.98 AC	15'8" 8 - 12'0"w x 10'0"h	8 int 8int	None Wet			
	Expenses: 2015 Tax @ \$2.66/sf, 2016 Est Tax @ \$3.19/sf; 2007 Ops @ \$3.72/sf, 2012 Est Ops @ \$2.40/sf Parking: 143 free Surface Spaces are available; Ratio of 1.75/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City				Power: 400a/220v 3p Rail Line: None					
	Landlord Rep: Cawley Chicago Commercial Real Estate / Andrew Maletich (630) 810-0300 / David Conroy (630) 810-0300 -- 21,800 SF /4,888 ofc (7,500-14,300 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	773	Industrial/Direct	Cawley Chicago Commercial Real Estate	7,500/1,806 ofc N	7,500	\$5.60/nnn	Vacant	3-10 yrs	1	1
P 1st	797	Industrial/Direct	Cawley Chicago Commercial Real Estate	14,300/3,082 ofc N	14,300	\$5.60/nnn	11/2017	3-10 yrs	-	-

Building Notes

Located minutes from the full four way interchange of Willow Rd and I-294

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 419 Harvester Ct Wheeling, IL 60090	8,052 SF For Sale at \$595,000 (\$73.90/SF) - Active	\$11.00/mg 1	8,052 SF 0.46 AC	14'0" 1	1 int -	- Yes
<p>Expenses: 2015 Tax @ \$4.90/sf Parking: 15 free Surface Spaces are available; Ratio of 0.56/1,000 SF Utilities: Heating - Gas</p> <p>Power: 200a Rail Line: None</p> <p>Landlord Rep: Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700 -- 8,052 SF (8,052 SF)</p>						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Century 21 Real Estate Finders	8,052 N	8,052	\$11.00/mg	Vacant	1-5 yrs	-	-

Building Notes

- Freestanding single-tenant building
- Easy access to Hintz Road and Dundee Road
- Minutes to I-294 (Tri-State Tollway)
- Close to the Chicago Executive Airport
- Skylights and windows on East & West sides



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	500 Harvester Ct Wheeling, IL 60090	10,400 SF / 3,800 ofc Not For Sale	\$10.15/mg 1	20,800 SF 1.50 AC	14'0" 1 - 8'0"w x 10'0"h	2 ext 2 ext	None Yes			
	Expenses: 2015 Tax @ \$3.85/sf, 1996 Est Tax @ \$2.50/sf; 1996 Est Ops @ \$0.56/sf									
	Parking: 20 free Surface Spaces are available				Rail Line: None					
	Utilities: Heating - Gas									
	Landlord Rep: Custom Linear Grille / Harris Jackson (847) 520-5511 -- 10,400 SF /3,800 ofc (2,600 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	4	Industrial/Direct	Custom Linear Grille	2,600/1,400 ofc N	2,600	\$10.15/mg	Vacant	1-3 yrs	-	-
P 1st	1	Industrial/Direct	Custom Linear Grille	2,600/800 ofc N	2,600	\$10.15/mg	Vacant	1-3 yrs	-	-
P 1st	2	Industrial/Direct	Custom Linear Grille	2,600/800 ofc N	2,600	\$10.15/mg	Vacant	1-3 yrs	-	-
P 1st	3	Industrial/Direct	Custom Linear Grille	2,600/800 ofc N	2,600	\$10.15/mg	Vacant	1-3 yrs	-	-
Building Notes										
Minutes from Tollway and Route 53										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	45 W Hintz Rd Wheeling, IL 60090	40,172 SF Not For Sale	Withheld 1	309,749 SF 14.24 AC	22'0" 1 - 19'0"w x 14'0"h	25 ext 25 ext	None Yes			
	Expenses: 2015 Tax @ \$2.13/sf, 2005 Est Tax @ \$1.75/sf					Power: 4000a/480v 3p				
	Parking: 203 free Surface Spaces are available; Ratio of 0.77/1,000 SF					Rail Line: Wisconsin Central				
	Utilities: Heating - Gas									
	Landlord Rep: Liberty Property Trust / Matt Neumann (847) 264-2134									
Sublet Contact: Cushman & Wakefield / Timothy R. Cahill (312) 424-8129 -- 40,172 SF (8,000-32,172 SF)										




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Office/Sublet	Cushman & Wakefield	8,000 N	8,000	Withheld	Vacant	Thru Dec 2025	-	-
P 1st		Industrial/Sublet	Cushman & Wakefield	32,172 N	32,172	Withheld	30 Days	Negotiable	-	-

Building Notes

Hospital Laundry Services, represented by Paine/Wetzel ONCOR International, purchased the building. Colliers Bennett & Kahnweiler represented the seller, Prime Group Realty Trust.

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 333 W Hintz Rd Wheeling, IL 60090	17,645 SF For Sale at \$1,146,925 (\$65.00/SF) - Active	\$5.00/mg 1	17,645 SF 1.75 AC	17'0" 1	1 ext 1 ext	- Yes
Expenses: 2015 Tax @ \$4.39/sf, 2003 Est Tax @ \$3.04/sf Parking: 25 Surface Spaces are available; Ratio of 1.42/1,000 SF Utilities: Heating - Gas Power: 800a/120-240v Rail Line: None Landlord Rep: CTK Chicago Partners / Daniel Tobin (847) 699-2162 / Dominic Santoro (847) 768-3050 -- 17,645 SF (17,645 SF)						

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	CTK Chicago Partners	17,645 N	17,645	\$5.00/mg	30 Days	Negotiable	-	-



Building Notes

Primary Features:

- 17,645 +/- SF total building SF on 1.75 +/- acres
- Zoned - I-2 (permits outside use)
- 2,720 SF of office space
- 25-car parking (expandable)
- 17' clear
- 800 Amps; 120/240 volt
- (1) Drive-in door and (1) exterior dock
- Bay Size: 45' x 40'
- Property Taxes: \$75,531 (estimated 2014)
- Very clean, well-maintained space





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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		500-504 W Hintz Rd Hintz Road Business Center Wheeling, IL 60090	2,500 SF Not For Sale	\$8.95/mg 1	30,795 SF 1 AC	16'0" 1	8 ext -	- -		
		Expenses: 2012 Tax @ \$3.26/sf					Power: -			
		Parking: 40 free Surface Spaces are available; Ratio of 1.29/1,000 SF					Rail Line: -			
		Utilities: -								
		Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 2,500 SF (2,500 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	500	Office/Direct	Regional Realty Company, Inc.	2,500 N	2,500	\$8.95/mg	Vacant	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		211 Industrial Ln Wheeling, IL 60090	4,500 SF Not For Sale	\$12.00/mg 1	4,500 SF 0.46 AC	11'0" 2 - 8'0"w x 10'0"h	None -	None -		
		Expenses: 2011 Tax @ \$4.86/sf					Power: -			
		Parking: 15 free Surface Spaces are available; Ratio of 3.37/1,000 SF					Rail Line: None			
		Utilities: -								
		Landlord Rep: Real Estate Doetsch, Inc / Paul Doetsch (847) 778-3393 -- 4,500 SF (4,500 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/Direct	Real Estate Doetsch, Inc	4,500 N	4,500	\$12.00/mg	Vacant	1 yr	-	-



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		230-240 Larkin Dr Wheeling, IL 60090	16,800 SF For Sale at \$1,159,200 (\$69.00/SF) - Active	\$7.75/nnn 1	16,800 SF 0.89 AC	16'0" 4	None -	1/2 tons Wet		
		Expenses: 2015 Tax @ \$2.77/sf Parking: 15 free Surface Spaces are available; Ratio of 1.74/1,000 SF Utilities: -					Power: 600a/240v Rail Line: None			
		Landlord Rep: Arthur J. Rogers & Co. / Brian Schmitz (847) 297-2200 -- 16,800 SF (8,400-16,800 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Arthur J. Rogers & Co.	8,400-16,800	16,800	\$7.75/nnn	Negotiable	Negotiable	-	-
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		300 Marquardt Dr Wheeling, IL 60090	2,100 SF For Sale at \$875,000 (\$70.57/SF) - Active	Withheld/fs 1	12,400 SF 1.38 AC	11'6" 1 - 10'0"w x 10'0"h -	-	- Yes		
		Expenses: 2015 Tax @ \$2.90/sf, 1999 Est Tax @ \$4.40/sf Parking: 47 Surface Spaces are available; Ratio of 3.79/1,000 SF Utilities: -					Power: 800a 3p Rail Line: -			
		Landlord Rep: Cornerstone Commercial Partners, LLC. / W.Ronald W. Reese (847) 322-8716 -- 2,100 SF (2,100 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	107	Industrial/Direct	Cornerstone Commercial Partners, LLC.	2,100 N	2,100	Withheld	Vacant	Negotiable	-	-



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Building Notes

September 2000: Karl Kupfer, represented by Coldwell Banker, purchased this building. Coldwell Banker also represented the seller, Dennis Hill

* Located 2 miles from Willow Road interchange @ Tri-State Tollway

* 15 minutes from O'Hare



Ideal location! Close to I-294 and Palatine Road, and many other roads and expressways.

	Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	50-70 Messner Dr Wheeling, IL 60090	30,685 SF Not For Sale	\$6.95/mg 1	51,685 SF 2 AC	18'0"-24'0" 1	5 ext None	- Yes
<div>  <div> <p>Expenses: 2015 Tax @ \$0.05/sf</p> <p>Parking: 84 Surface Spaces are available; Ratio of 1.63/1,000 SF</p> <p>Utilities: Gas</p> <p>Power: 1200a</p> <p>Rail Line: None</p> <p>Landlord Rep: Korman, Lederer & Associates / Peter Balyeat (847) 205-4356 / Patrick Lederer (847) 205-4367 / Harlan Korman (847) 498-1000 -- 30,685 SF (30,685 SF)</p> </div> </div>							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	50	Industrial/Direct	Korman, Lederer & Associates	30,685 N	30,685	\$6.95/mg	Vacant	Negotiable	3	-



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	92-154 Messner Dr Wheeling, IL 60090	5,200 SF Not For Sale	Withheld/tbd 1	62,227 SF 4 AC	16'4" 5 - 8'0"w x 7'0"h	2 int/4 ext None	None Wet			
	Expenses: 2015 Tax @ \$0.43/sf, 2003 Est Tax @ \$2.65/sf				Power: 200-400a/208-240v 3p					
	Parking: 123 Surface Spaces are available; Ratio of 1.98/1,000 SF				Rail Line: None					
	Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City									
	Landlord Rep: Cantore Construction / Joseph Cantore (630) 832-8600 -- 5,200 SF (2,500-2,700 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Cantore Construction	2,700 N	2,700	Withheld	Vacant	Negotiable	-	-
P 1st		Office/Direct	Cantore Construction	2,500 N	2,500	Withheld	Vacant	Negotiable	-	-
Building Notes										
Building is a one-story, masonry, flat roof. Fluorescent Lighting. Gas Forced Heat and A/C in offices. Ample parking.										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	281-339 Messner Dr Wheeling Center for Ind Wheeling, IL 60090	5,000 SF / 1,606 ofc For Sale - Active	\$9.00/mg 1	35,000 SF 2.78 AC	12'6" 6 - 12'0"w x 10'0"h -	None	None Yes			
	Expenses: 2015 Tax @ \$2.85/sf				Power: 200-1200a/120-208v					
	Parking: 100 Surface Spaces are available; Ratio of 2.86/1,000 SF				Rail Line: None					
	Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City									
	Landlord Rep: TranswesternTom Boyle (847) 588-5682 -- 5,000 SF /1,606 ofc (5,000 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins




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Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	315	Flex/Direct	Transwestern CBRE	5,000/1,606 ofc N	5,000	\$9.00/mg	Vacant	Negotiable	-	1

Building Notes

* Not all units have loading facilities

* Ample parking

Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
 600 Northgate Pky Northgate Business Center Wheeling, IL 60090	4,849 SF / 1,500 ofc Not For Sale	\$9.00-\$9.25/mg 1	31,726 SF 2.04 AC	14'0" 11 - 10'0"w x 10'0"h	1 ext -	None Wet
Expenses: 2015 Tax @ \$1.08/sf, 2012 Est Tax @ \$0.96/sf; 2012 Est Ops @ \$3.90/sf Power: 200a Parking: 56 free Surface Spaces are available; Ratio of 1.60/1,000 SF Rail Line: None Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City Landlord Rep: Regional Realty Company, Inc. / G.Jeffrey G. Holmes (847) 818-8300 -- 4,849 SF /1,500 ofc (2,105-2,744 SF)						



Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Regional Realty Company, Inc.	2,744/1,500 ofc N	2,744	\$9.25/mg	Vacant	Negotiable	-	-
P 1st	Space L	Industrial/Direct	Regional Realty Company, Inc.	2,105 N	2,105	\$9.00/mg	Vacant	Negotiable	-	-

Building Notes

* Building can also be used for warehouse or distribution





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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	720 Northgate Pky Wheeling, IL 60090	181,049 SF Not For Sale	Withheld/mg 1	181,049 SF 13.95 AC	32'0" 2	35 ext -	- -			
	Expenses: 2014 Tax @ \$1.04/sf Parking: 97 Surface Spaces are available; Ratio of 0.53/1,000 SF Utilities: -				Power: - Rail Line: -					
	Landlord Rep: CBRE / Ryan Bain (847) 572-1412									
	Leasing Company: CBRE / Whit R. Heitman (630) 368-8631 Samuel C. Badger (630) 368-8632 Jared Paff (630) 368-8634 Brad Weiner (630) 368-8633 -- 181,049 SF (50,000-181,049 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
E 1st		Industrial/New	CBRE	50,000-181,049	181,049	Withheld	10/2017	Negotiable	-	-
Building Notes										
Please See Comp ID#: 3634562 for correspondsing land sale										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	284-296 Palatine Rd Wheeling, IL 60090	8,710 SF Not For Sale	\$8.00/mg 1	90,850 SF 3 AC	21'0" -	- -	None None			
	Expenses: 2010 Tax @ \$2.05/sf Parking: 100 Surface Spaces are available; Ratio of 1.10/1,000 SF Utilities: Sewer - City, Water - City				Power: 200a/240v Rail Line: None					
	Landlord Rep: Hansen-Radler / Lawrence Radler (847) 673-4200 -- 8,710 SF (8,710 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	284	Industrial/Direct	Hansen-Radler	8,710 N	8,710	\$8.00/mg	Vacant	Negotiable	-	-





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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		1239 Peterson Dr Wheeling Industrial Park Wheeling, IL 60090	17,180 SF Not For Sale	Withheld 1	58,533 SF 3 AC	19'0" 7 - 10'0"w x 12'0"h	5 int None	None Yes			
		Expenses: 2015 Tax @ \$0.47/sf, 2002 Est Tax @ \$2.10/sf; 2013 Ops @ \$0.35/sf					Power: 800a/120-208v 3p				
		Parking: 100 free Surface Spaces are available; Ratio of 1.67/1,000 SF					Rail Line: None				
		Utilities: Heating - Gas, Sewer - City, Water - City									
		Landlord Rep: Avison Young / Hugh Williams (847) 849-1912									
		Sublet Contact: Avison Young / Hugh Williams (847) 849-1912 Matt Knafel (847) 653-0991 -- 17,180 SF (2,500-17,180 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st		Industrial/Sublet	Avison Young	2,500-17,180	17,180	Withheld	120 Days	Thru Jul 2021	-	-	
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		520 Quail Hollow Dr Wheeling, IL 60090	2,300 SF Not For Sale	\$10.00/nnn 1	14,281 SF 1 AC	14'0" 5 - 10'0"w x 14'0"h	-	- Yes			
		Expenses: 2015 Tax @ \$1.79/sf					Power: -				
		Parking: 20 Surface Spaces are available; Ratio of 1.40/1,000 SF					Rail Line: None				
		Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City									
		Landlord Rep: Lana Kutechko / Lana Kutechko (847) 322-3640 -- 2,300 SF (1,000-1,300 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins	
P 1st	200	Office/Direct	Lana Kutechko	1,000 N	1,000	\$10.00/nnn	Vacant	1 yr	-	-	
P 1st	500	Office/Direct	Lana Kutechko	1,300 N	1,300	\$10.00/nnn	Vacant	1 yr	-	-	





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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	852 Seton Ct Wheeling, IL 60090	15,000 SF Not For Sale	\$6.85/fs 1	26,386 SF 3 AC	15'0" 1 - 10'0"w x 12'0"h 1 ext	1 ext 1 ext	11/2-5 tons Wet			
	Expenses: 2015 Tax @ \$1.16/sf Parking: 55 free Surface Spaces are available; Ratio of 2.08/1,000 SF Utilities: Heating - Gas				Power: 600a/208v 3p Rail Line: None					
	Landlord Rep: ICI Commercial / L.Stuart L. Rosenberg (847) 259-8844 X1 -- 15,000 SF (15,000 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	ICI Commercial	15,000 N	15,000	\$6.85/fs	Vacant	Negotiable	1	1
Building Notes										
Facility on 3 acres of land. Fully Air-Conditioned, Air-Lines, Crane Hoists. Expansion Possibility to: 49,000sf. Cranes: 11 - Two Ton Hoists on Rail. 2 - Three Ton Cranes. 1 - Five Ton Crane. Tollway Access!!!!										
Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
	170 Shepard Ave Wheeling, IL 60090	10,000 SF For Sale at \$775,000 (\$38.37/SF) - Active	\$7.95/mg 1	20,200 SF 1.04 AC	14'0"-16'0" 6	None -	None -			
	Expenses: 2015 Tax @ \$5.16/sf Parking: 26 free Surface Spaces are available; Ratio of 1.29/1,000 SF Utilities: -				Power: 200a Rail Line: None					
	Landlord Rep: Colliers International / Ned Frank (847) 698-8261 -- 10,000 SF (10,000 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	Colliers International	10,000 N	10,000	\$7.95/mg	30 Days	Negotiable	-	-



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		180 Shepard Ave Wheeling, IL 60090	7,000 SF / 2,500 ofc Not For Sale	\$7.50/mg 1	20,000 SF 1 AC	14'0" 4 - 12'0"w x 12'0"h -	None	None Yes		
		Expenses: 2015 Tax @ \$2.79/sf Parking: 25 free Surface Spaces are available; Ratio of 0.20/1,000 SF Utilities: Heating - Gas					Power: 200-400a/220v 3p Rail Line: None			
		Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 7,000 SF /2,500 ofc (7,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st		Industrial/Direct	H&B Realty, Inc.	7,000/2,500 ofc N	7,000	\$7.50/mg	Vacant	Negotiable	-	1
		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		188-190 Shepard Ave Wheeling, IL 60090	9,150 SF Not For Sale	\$7.75-\$9.50/mg 1	24,400 SF 0.70 AC	14'0" 2 - 10'0"w x 10'0"h	2 ext None	None Yes		
		Expenses: 2015 Tax @ \$3.12/sf Parking: 30 free Surface Spaces are available; Ratio of 1.23/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City					Power: 600a Rail Line: None			
		Landlord Rep: BNB Realty Partners LLC / Barry Seiden (847) 808-8850 X2 Sublet Contact: Integra Vistas / Barry Seiden (847) 808-8850 -- 9,150 SF (3,050-6,100 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	A	Industrial/Sublet	Integra Vistas	3,050 N	3,050	\$9.50/mg	Vacant	Negotiable	-	-
P 1st	E	Flex/Sublet	Integra Vistas	6,100 N	6,100	\$7.75/mg	Vacant	Negotiable	-	-



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Building Notes

Ample parking
Fluorescent lighting

	Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	147-185 Wheeling Rd Wheeling, IL 60090	5,491 SF Not For Sale	\$10.00/n 1	35,973 SF 2.83 AC	14'0"-18'0" 16 - 12'0"w x 12'0"h	None -	None Wet
<div>  </div> <div> <p>Expenses: 2015 Tax @ \$0.12/sf; 2005 Combined Est Tax/Ops @ \$0.22/sf</p> <p>Parking: 150 free Surface Spaces are available; Ratio of 4.17/1,000 SF</p> <p>Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City</p> <p>Landlord Rep: MY International, Inc. / Sunny Yen (847) 999-8155 / Alice Linch (847) 922-2680 -- 1,810 SF (1,810 SF)</p> </div> <div> <p>Power: 200-400a/208v 3p</p> <p>Rail Line: None</p> </div>							


Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	Space 1	Industrial/Direct	MY International, Inc.	1,810 N	1,810	No	\$10.00/n	Vacant	Negotiable	-	-

Building Notes

Industrial condo building located near Palwaukee Airport and 4 miles from Willow Road exit off I-294.



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Address Building/Park Name		SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler
	600-668 Wheeling Rd Wheeling Industrial Plaza Wheeling, IL 60090	27,442 SF / 8,196 ofc Not For Sale	\$8.50/ig 1	134,800 SF 3.11 AC	16'0" 5 - 12'0"w x 12'0"h	8 ext Yes	- Wet
	Expenses: 2015 Tax @ \$2.56/sf, 2011 Est Tax @ \$1.60/sf; 2010 Ops @ \$0.85/sf, 2011 Est Ops @ \$1.05/sf						
	Parking: 100 Surface Spaces are available				Rail Line: None		
	Utilities: Heating - Gas, Sewer - City, Water - City						
Landlord Rep: Schnoll & Company / Jeffrey Schnoll (847) 444-0601 / Jeffrey H. Meyer (847) 691-9900 -- 27,442 SF /8,196 ofc (3,312-7,952 SF)							

Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	638	Industrial/Direct	Schnoll & Company	3,312 N	3,312	\$8.50/ig	Vacant	2-5 yrs	-	-
P 1st	648	Industrial/Direct	Schnoll & Company	5,606/2,242 ofc N	5,606	\$8.50/ig	Vacant	2-5 yrs	-	-
P 1st	656	Industrial/Direct	Schnoll & Company	7,952/2,783 ofc N	7,952	\$8.50/ig	Vacant	2-5 yrs	-	-
P 1st	662	Industrial/Direct	Schnoll & Company	5,872/1,761 ofc N	5,872	\$8.50/ig	Vacant	2-5 yrs	-	-
P 1st	616	Industrial/Direct	Schnoll & Company	4,700/1,410 ofc N	4,700	\$8.50/ig	Vacant	2-5 yrs	-	-

Building Notes
* Building is well-maintained and managed
* 16' clear ceiling height
* 6 common exterior loading docks with levelators
* Access to common drive-in doors (12'x 12')
* Ample parking
Jan 2002 - building sold. Darwin Realty sold to J. Schnoll & Co.




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler		
		75-77 S Wheeling Rd Wheeling, IL 60090	4,000 SF Not For Sale	\$13.00/mg 1	80,542 SF 5.26 AC	21'6" 3	4 int 3int	2/5-16 tons Yes		
		Expenses: 2015 Tax @ \$2.62/sf Parking: 120 free Surface Spaces are available; Ratio of 1.49/1,000 SF Utilities: Gas - Natural, Heating - Gas, Sewer - City, Water - City					Power: 2400a/277-480v 3p Rail Line: None			
		Landlord Rep: Century 21 Real Estate Finders / Mike Kurgan (847) 541-6700 -- 4,000 SF (4,000 SF)								
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	75	Industrial/Direct	Century 21 Real Estate Finders	4,000 N	4,000	\$13.00/mg	Vacant	1-5 yrs	-	-
Building Notes										
12/99: Building sold to Terrazzo & Marble Supply. The asking price at the time of the sale was \$2.69 million. Paine/Wetzel represented the new owner. CB Richard Ellis represented the sellers.										
* Zoning allows for outside storage										
* Addition made to building in 1993										




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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		501-563 N Wolf Rd Wolf Rd Offices Wheeling, IL 60090	4,700 SF / 750 ofc Not For Sale	\$17.00/fs 1	57,126 SF 4.26 AC	13'0" 1	1 ext None	- -			
		Expenses: 2014 Tax @ \$0.15/sf Parking: - Utilities: -					Power: - Rail Line: None				
		Landlord Rep: B2B Commercial Property / Steve Greenspon (847) 641-0295 -- 1,500 SF /750 ofc (1,500 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	523	Industrial/Direct	B2B Commercial Property	1,500/750 ofc N	1,500	\$105,000	\$17.00/fs	30 Days	1-10 yrs	-	1
Condos For Sale @ \$105,000 (\$70.00/SF)											
Building Notes											
Property Description: Industrial Condominium											
Property Use Description: Industrial Condominium											



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		Address Building/Park Name	SF Avail For Sale (\$/SF)	Rent/SF/Yr Stories	RBA Land	Ceiling Height Drive Ins	Docks Levelators	Crane Sprinkler			
		1702-1716 S Wolf Rd Palwaukee Commerce Cntr Wheeling, IL 60090	5,400 SF / 1,800 ofc Not For Sale	\$7.50-\$11.00/fs 1	29,100 SF 2.08 AC	14'0" 8 - 8'0"w x 10'0"h	8 ext None	None Yes			
		Expenses: 2015 Tax @ \$4.04/sf					Power: 200a				
		Parking: 71 free Surface Spaces are available; Ratio of					Rail Line: None				
		2.44/1,000 SF									
		Utilities: Heating - Gas									
		Landlord Rep: H&B Realty, Inc. / Shaun Burke (847) 357-0246 -- 5,400 SF /1,800 ofc (1,800-3,600 SF)									
Floor	Unit	Use/Type	Leasing Company	SF Avail/Divide?	Bldg Cntg	Price	Rent/SF/YR	Occupancy	Term	Docks	Drive-Ins
P 1st	1712	Flex/Direct	H&B Realty, Inc.	3,600/1,800 ofc N	3,600	No	\$7.50-\$9.50/fs	Vacant	Negotiable	1	-
P 1st	1710	Office/Direct	H&B Realty, Inc.	1,800 N	1,800	No	\$11.00/fs	Vacant	Negotiable	-	-
Building Notes											
* Building contains skylight											



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